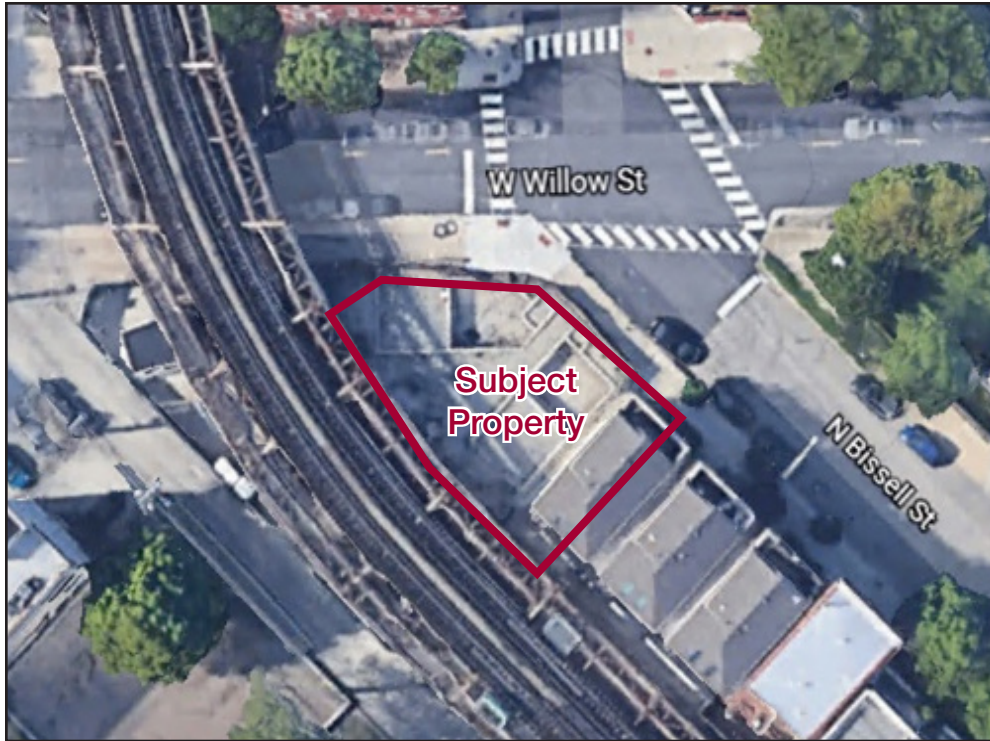


935 W. Willow St., Chicago, IL

**\$1,100,000**



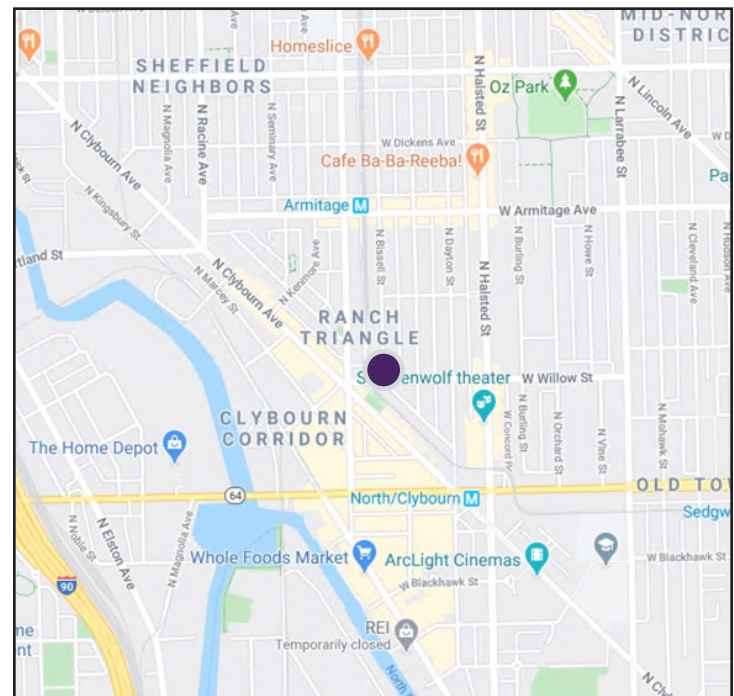
**Property Highlights**

- 2,697 SF corner development site - Foundation in place for 2 buildings
- Near the intersection of busy Clybourn and Armitage
- Site can be developed as residential a 2-flat (2 units for a total of 3,236 ft), townhomes, single-family residence or a low-density apartment building
- All utilities delivered to site
- Great opportunity for a developer or home builder
- Near a bustling area of shopping, dining, arts and high-end homes
- Nearby businesses include Trader Joe’s, Goose Island Brewhouse, Bed Bath & Beyond, Steppenwolf Theatre, CVS and many more
- Zoning: RT-4
- Taxes (2018): \$5,860

**Property Overview**

A 2,697 square foot corner development site at Willow St. and Bissell St. is available for sale. The foundation is in place for two buildings. Great potential uses for this development site include a residential 2-flat apartment building with 2 units for up to 3,236 ft, townhomes, a single-family residence or a low-density apartment building. Located near the busy intersection of Clybourn and Armitage, the site is surrounded by a fantastic array of retail shops, arts and entertainment venues, dining, lush tree-lined streets and luxury residential areas. Nearby businesses include Trader Joe’s, Goose Island Brewhouse, Bed Bath & Beyond, Steppenwolf Theatre, CVS and much more.

Located in the popular northside neighborhood of Clybourn Corridor in Chicago, hip shopping district in Lincoln Park, this location has a tremendous mix of retailers and small boutiques, restaurants and cafes and Chicago’s largest Mariano’s grocery store. Clybourn Corridor boasts some of Chicago’s best places to live, work, dine and shop.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	50,879	516,886	991,476
Households	24,292	274,142	459,626
Median Income	\$107,680	\$93,599	\$74,391

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